154.0	0004	0011.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	796,300 /	796,300
					USE VALUE:	796,300 /	796,300
					ASSESSED:	796,300 /	796,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
51		GLENBURN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KERMAN ANDREW J
Owner 2:	DIAZ SARA I
Owner 3:	
Street 1:	51 GLENBURN RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ORFANOS STEVEN -
Owner 2:	-
Street 1:	16 MILTON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,100 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1914, having primarily Stucco Exterior and 1550 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6100.000	310,800	3,100	482,400	796,300
Total Card	0.140	310,800	3,100	482,400	796,300
Total Parcel	0.140	310,800	3,100	482,400	796,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 513.74 | /Parcel: 513.7

Legal Description

User Acct 102864

GIS Ref

GIS Ref

Insp Date 06/27/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 154.0-0004-0011.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	310,800	3100	6,100.	482,400	796,300	796,300	Year End Roll	12/18/2019
2019	101	FV	238,000	3100	6,100.	452,300	693,400	693,400	Year End Roll	1/3/2019
2018	101	FV	229,800	3100	6,100.	373,900	606,800	606,800	Year End Roll	12/20/2017
2017	101	FV	229,800	3100	6,100.	343,700	576,600	576,600	Year End Roll	1/3/2017
2016	101	FV	229,800	3100	6,100.	313,600	546,500	546,500	Year End	1/4/2016
2015	101	FV	224,000	3100	6,100.	307,500	534,600	534,600	Year End Roll	12/11/2014
2014	101	FV	224,000	3100	6,100.	285,800	512,900	512,900	Year End Roll	12/16/2013
2013	101	FV	224,000	3100	6,100.	272,000	499,100	499,100		12/13/2012

!12127!

PRINT

Date	Time
12/11/20	02:14:23

LAST REV

Date	Time
08/07/18	09:43:17

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12127

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ORFANOS STEVEN	54085-374		12/31/2009	Change>Sale	425,000	No	No		
ORFANOS PETER &	46537-284		11/23/2005	Family	1	No	No		
ANDREWS MANUEL	30946-259		12/10/1999	Family	198,000	No	No		
	10102-549		8/17/1962			No	No		N

USER DEFINED

Prior Id # 1:	102864
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/14/2010	447	Re-Roof	46,700					&CHANGE HTG SYSTEM

ACTIVITY INFORMATION

Date	Result	By	Name
6/27/2018	MEAS&NOTICE	HS	Hanne S
12/16/1999	Mailer Sent		
11/24/1999	Measured	256	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6100		Sq. Ft.	Site		0	80.	0.99	9									482,403						482,400	

Total AC/HA: 0.14004 | Total SF/SM: 6100 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 482,403 | Spl Credit | Total: 482,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.32741928
Const Adj.:	0.99989998
Adj $ / SQ:	172.547
Other Features:	61045
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	381836
Depreciation:	71021
Depreciated Total:	310814

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

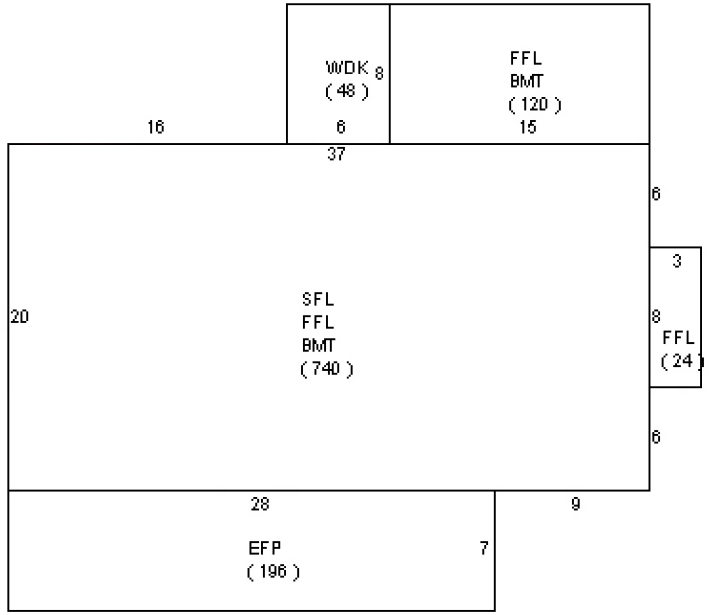
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	172.55
Special Features:	0	Val/Su Net:	117.11
Final Total:	310800	Val/Su SzAd	200.52

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	884	172.550	152,532
BMT	Basement	860	51.760	44,517
SFL	Second Floor	666	172.550	114,916
EFP	Enclos Porch	196	41.110	8,058
WDK	Deck	48	16.000	768

Net Sketched Area:	2,654			Total:	320,791
Size Ad	1550	Gross Are	2728	FinArea	1550

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 154.0-0004-0011.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	PR	1930	21.25	T	64	101			3,100			3,100

More:	N	Total Yard Items:	3,100	Total Special Featues:		Total:	3,100